Estimate

Project : Single-Family Residence with ADU (client details removed) **Dated : 03/11/2023**

Location : Menlo Park, California

Item #	Description	Quantity	Unit	Unit Cost Labor	Unit Cost Material	Total Cost Labor	Total Cost Material	Total Cost (Labor+ Material)	Trade Cost
	Division 01 —General Requirements								
1	Supervision, Permits, Final Cleanup, Mobilization Costs, Bonds, Temporary Control & Facilities, Dob	1.0	Ls	$25,000.00	$0.00	$25,000.00	$0.00	$25,000	
	Subtotal (General Requirements)								**$25,000**
	Division 02 — Existing Conditions								
	Demolition								
2	Remove Tree	24.0	EA	$200.00	$0.00	$4,800.00	$0.00	$4,800	
3	Remove Existing Fence	169.0	LF	$5.00	$0.00	$845.00	$0.00	$845	
4	Remove Existing Building/Foundation	2479.0	SF	$6.50	$0.00	$16,113.50	$0.00	$16,114	
5	Remove Existing Hardscape Demolition Within The Right Of Way Will Require An Approved Encroachment Permit	2323.0	SF	$3.20	$0.00	$7,433.60	$0.00	$7,434	
6	Remove Existing Wooden Deck	236.0	SF	$3.00	$0.00	$708.00	$0.00	$708	
	Excavation								
7	Excavation	304.0	CY	$115.00	$0.00	$34,960.00	$0.00	$34,960	
8	Backfill	209.0	CY	$45.00	$0.00	$9,405.00	$0.00	$9,405	
9	Dispos	95.0	CY	$55.00	$0.00	$5,225.00	$0.00	$5,225	
10	Compact	1420.0	SF	$3.00	$0.00	$4,260.00	$0.00	$4,260	
	Subtotal (Existing Conditions)								**$83,750**
	Division 03— Concrete								
	Concrete Beam								
11	1' - 4"W x 3' - 0"D Concrete Beam W/3-#5 Cont.Top & Bot.& 4-#3 @ 4'O.C.Stirrups & 4-SB 7/8 x 24 Anchor Bolts (72 LF)	10.6	CY	$200.00	$650.00	$2,128.00	$6,916.00	$9,044	
	Concrete Footing								
12	1' - 4"W x 1' - 6"D Concrete Footing W/ 3-#5 Cont.Top & Bot. (469 LF)	34.7	CY	$200.00	$650.00	$6,930.78	$22,525.03	$29,456	
13	1' - 4"W x 2' - 6"D Concrete Footing W/ 2-#5 Cont.Top & Bot. & #4 @ 16" O.C.Dowels (14 LF)	1.7	CY	$200.00	$650.00	$344.81	$1,120.65	$1,465	
14	2' - 6"W x 1' - 6"D Concrete Footing W/ 3-#5 Cont.Top & Bot. (4 LF)	0.6	CY	$200.00	$650.00	$111.11	$361.11	$472	
15	1' - 8"W x 1' - 6"D Concrete Footing W/ 3-#5 Cont.Top & Bot. (6 LF)	0.6	CY	$200.00	$650.00	$111.33	$361.83	$473	
	Concrete Pad								
16	3' - 0"W x 5' - 6"L x 1' - 6"D Concrete Pad W/ #5 @ 12" O.C.Bot.E.W (2 EA)	1.8	CY	$200.00	$650.00	$366.67	$1,191.67	$1,558	
17	3' - 0"W x 4' - 9"L x 1' - 6"D Concrete Pad W/ #5 @ 12" O.C.Bot.E.W (3 EA)	2.4	CY	$200.00	$650.00	$475.00	$1,543.75	$2,019	
18	3' - 0"W x 3' - 0"L x 1' - 6"D Concrete Pad W/ 4-#5 Bot.E.W & 4-#4 Dowels (2 EA)	1.0	CY	$200.00	$650.00	$200.00	$650.00	$850	
19	3' - 0"W x 3' - 6"L x 1' - 6"D Concrete Pad W/ 4-#5 Bot.E.W & 4-#4 Dowels (1 EA)	0.6	CY	$200.00	$650.00	$116.67	$379.17	$496	
20	4' - 6"W x 6' - 0"L x 1' - 6"D Concrete Pad W/ #5 @ 12" O.C. bot.E.W (1 EA)	1.5	CY	$200.00	$650.00	$300.00	$975.00	$1,275	
21	3' - 6"W x 4' - 0"L x 1' - 6"D Concrete Pad W/ #5 @ 12" O.C. bot.E.W (1 EA)	0.8	CY	$200.00	$650.00	$155.56	$505.56	$661	
22	2' - 0"W x 2' - 0"L x 1' - 6"D Concrete Pad W/ 3-#5 Cont.Top & Bot. (1 EA)	0.2	CY	$200.00	$650.00	$44.44	$144.44	$189	
	Concrete Wall								
23	10"W x 1' - 4"H Concrete Wall W/ #4 @ 24" O.C Vert. (58 LF)	2.4	CY	$200.00	$650.00	$474.27	$1,541.37	$2,016	
24	6"W x 1' - 4"H Concrete Wall W/ #4 @ 24" O.C Vert. (81 LF)	2.0	CY	$200.00	$650.00	$399.00	$1,296.75	$1,696	
25	8"W x 1' - 8"H Concrete Wall W/ #4 @ 24" O.C Vert. (78 LF)	3.2	CY	$200.00	$650.00	$646.48	$2,101.05	$2,748	
26	10"W x 1' - 6"H Concrete Wall W/2-#5 Cont.Top & #4 @ 24" O.C. Vert. (91 LF)	4.2	CY	$200.00	$650.00	$839.22	$2,727.47	$3,567	
27	6"W x 1' - 0"H Concrete Wall W/2-#5 Cont.Top & #4 @ 24" O.C. Vert. (70 LF)	1.3	CY	$200.00	$650.00	$259.26	$842.59	$1,102	
28	8"W x 1' - 4"H Concrete Wall W/ 2-#5 Cont.Top & #4 @ 24" O.C. Vert. (178 LF)	5.9	CY	$200.00	$650.00	$1,174.93	$3,818.53	$4,993	
	Concrete Slab								
29	4"T Concrete Slab W/ #4 @ 16" O.C.E.W (988 SF)	12.1	CY	$200.00	$650.00	$2,415.11	$7,849.11	$10,264	
30	5"T Concrete Slab W/ #4 @ 16" O.C.E.W (432 SF)	6.7	CY	$200.00	$650.00	$1,344.00	$4,368.00	$5,712	
	Concrete Pilaste								

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31	1' - 0"Dia x 8"H Concrete Pilaster W/ 4-#4 @ 12" Dowels Hook Parallel To Cont. (9 EA)	0.2	CY	$200.00	$650.00	$35.08	$114.01	$149	
	Subtotal(Concrete)								$80,205
	Division 05— Metals								
	Misc Matel								
32	Plates, Nails	1.0	LS	$10,000.00	$12,000.00	$10,000.00	$12,000.00	$22,000	
	Metal Post								
33	MST37 Strap @ 4 x 4 Post BM	13.0	EA	$20.00	$35.00	$260.00	$455.00	$715	
34	MST37 Strap @ 4 x 8 Post To BM. Below	8.0	EA	$20.00	$35.00	$160.00	$280.00	$440	
	Hangers								
35	Hanger	63.0	EA	$20.00	$45.00	$1,260.00	$2,835.00	$4,095	
	Metal Strap								
36	SSTB24 FND Anchor	49.0	EA	$20.00	$35.00	$980.00	$1,715.00	$2,695	
37	ST6236 Strap BM.To Top Pl.	9.0	LF	$5.00	$8.00	$45.00	$72.00	$117	
38	LSTA36 Strap @ BM.To BM	7.0	LF	$5.00	$8.00	$35.00	$56.00	$91	
39	MST48 Strap @ BM.To Top PL	9.0	LF	$5.00	$8.00	$45.00	$72.00	$117	
	Simpson								
40	Simp.CS16 x 4'-0" Long Strap @ Side Of Rafter To 4 x Blkg In Wall	6.0	LF	$5.00	$8.00	$30.00	$48.00	$78	
41	Simp.CS16 x 8'-0" Strap @ Beam To Beam	21.0	LF	$5.00	$8.00	$105.00	$168.00	$273	
42	Simp.ST6236 Strap @ Rafter To Top Pl	21.0	LF	$5.00	$8.00	$105.00	$168.00	$273	
43	Simp.ST6224 Strap @ Rafter To Top Pl	4.0	LF	$5.00	$8.00	$20.00	$32.00	$52	
44	ST 6236 Strap @ Rafter	18.0	LF	$5.00	$8.00	$90.00	$144.00	$234	
45	Simp ST6224 Strap @ Top PL To Top Pl	21.0	LF	$5.00	$8.00	$105.00	$168.00	$273	
46	Simp.ST6236 Strap @ RAfter TO Top PL	4.0	LF	$5.00	$8.00	$20.00	$32.00	$52	
	Metal Column								
47	W 16 x 31 Steel Column (2 EA)	317.6	LBS	$0.80	$2.20	$254.08	$698.72	$953	
48	W 10 x 30 Steel Column (2 EA)	209.4	LBS	$0.80	$2.20	$167.52	$460.68	$628	
49	6"D - HSS6 x 0.375 STL.Column Yield Strength Fy=46 Ksi Provide 12" SQ x 3/4" T STL.Base Plate W/ (4) SSTB16 Found.Anchor	4.0	EA	$90.00	$200.00	$360.00	$800.00	$1,160	
50	5" SQ HHS5 x 5 1/4 Steel Tube Column @ 36" SQ x 18"T Conc.FTG. W/ 4-#5 Bot.EA W/ 14" SQ.Conc.Pilaster	2.0	EA	$90.00	$170.00	$180.00	$340.00	$520	
51	6"D - HSS6 x 0.375 STL.Column Yield Strength Fy=46 Ksi Provide 12" SQ x 3/4" T STL.Base Plate W/ (4) SSTB16 Found.Anchor	4.0	EA	$90.00	$200.00	$360.00	$800.00	$1,160	
	Steel Beam								
52	W 8 x 24 Steel Beam (45 LF)	356.9	LBS	$0.80	$2.20	$285.48	$785.07	$1,071	
53	W 12 x 35 Steel Beam (42 LF)	525.0	LBS	$0.80	$2.20	$420.00	$1,155.00	$1,575	
54	W16 x 26 Steel Moment Frame (14 LF)	219.7	LBS	$0.80	$2.20	$175.73	$483.25	$659	
55	W6 x 16 Steel Moment Frame (14 LF)	87.9	LBS	$0.80	$2.20	$70.34	$193.42	$264	
56	W8 x 28 STL BM (21 LF)	169.3	LBS	$0.80	$2.20	$135.41	$372.37	$508	
57	W16 x 26 Steel 2-StoeyMoment Frame (14 LF)	219.7	LBS	$0.80	$2.20	$175.73	$483.25	$659	
	Subtotal(Metals)								$40,661
	Division 06— Wood & Plastics								
	Wall Framing								
	1St Floor								
58	2x4 Exterior Wood Stud Wall @ 16" O.C. (10' HT) (190 SF)	142.9	LF	$1.00	$2.50	$142.86	$357.14	$500	
59	Double Top Plate	38.0	LF	$1.00	$2.50	$38.00	$95.00	$133	
60	Single Bottom Plate	19.0	LF	$1.00	$2.50	$19.00	$47.50	$67	
61	2x6 Exterior Wood Stud Wall @ 16" O.C. (10' HT) (1640 SF)	1233.1	LF	$1.00	$3.00	$1,233.08	$3,699.25	$4,932	
62	Double Top Plate	328.0	LF	$1.00	$3.00	$328.00	$984.00	$1,312	

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63	Single Bottom Plate	164.0	LF	$1.00	$3.00	$164.00	$492.00	$656	
64	2x6 Exterior Wood Stud Wall @ 16" O.C. (11' HT) (506 SF)	380.5	LF	$1.00	$3.00	$380.45	$1,141.35	$1,522	
65	Double Top Plate	92.0	LF	$1.00	$3.00	$92.00	$276.00	$368	
66	Single Bottom Plate	46.0	LF	$1.00	$3.00	$46.00	$138.00	$184	
67	2x8 Exterior Wood Stud Wall @ 16" O.C. (11' HT) (220 SF)	165.4	LF	$1.30	$3.50	$215.04	$578.95	$794	
68	Double Top Plate	40.0	LF	$1.30	$3.50	$52.00	$140.00	$192	
69	Single Bottom Plate	20.0	LF	$1.30	$3.50	$26.00	$70.00	$96	
70	2x8 Exterior Wood Stud Wall @ 16" O.C. (20' HT) (920 SF)	691.7	LF	$1.30	$3.50	$899.25	$2,421.05	$3,320	
71	Double Top Plate	92.0	LF	$1.30	$3.50	$119.60	$322.00	$442	
72	Single Bottom Plate	46.0	LF	$1.30	$3.50	$59.80	$161.00	$221	
73	2x4 Wood Stud Wall @ 16" O.C. (11' HT) (473 SF)	355.6	LF	$1.00	$2.50	$355.64	$889.10	$1,245	
74	Double Top Plate	86.0	LF	$1.00	$2.50	$86.00	$215.00	$301	
75	Single Bottom Plate	43.0	LF	$1.00	$2.50	$43.00	$107.50	$151	
76	2x4 Wood Stud Wall @ 16" O.C. (20' HT) (280SF)	210.5	LF	$1.00	$2.50	$210.53	$526.32	$737	
77	Double Top Plate	28.0	LF	$1.00	$2.50	$28.00	$70.00	$98	
78	Single Bottom Plate	14.0	LF	$1.00	$2.50	$14.00	$35.00	$49	
79	2x4 Wood Stud Wall @ 16" O.C. (10' HT) (2190SF)	1646.6	LF	$1.00	$2.50	$1,646.62	$4,116.54	$5,763	
80	Double Top Plate	438.0	LF	$1.00	$2.50	$438.00	$1,095.00	$1,533	
81	Single Bottom Plate	219.0	LF	$1.00	$2.50	$219.00	$547.50	$767	
82	2x6 ADU Fire Separation Wall @ 16" O.C. (10' HT) (500 SF)	375.9	LF	$1.00	$3.00	$375.94	$1,127.82	$1,504	
83	Double Top Plate	100.0	LF	$1.00	$3.00	$100.00	$300.00	$400	
84	Single Bottom Plate	50.0	LF	$1.00	$3.00	$50.00	$150.00	$200	
	2nd Floor								
85	2x4 Exterior Wood Stud Wall @ 16" O.C. (10'-6" HT) (914 SF)	686.8	LF	$1.00	$2.50	$686.84	$1,717.11	$2,404	
86	Double Top Plate	174.0	LF	$1.00	$2.50	$174.00	$435.00	$609	
87	Single Bottom Plate	87.0	LF	$1.00	$2.50	$87.00	$217.50	$305	
88	2x4 Wood Stud Wall @ 16" O.C. (10'-6" HT) (600 SF)	450.0	LF	$1.00	$2.50	$450.00	$1,125.00	$1,575	
89	Double Top Plate	114.0	LF	$1.00	$2.50	$114.00	$285.00	$399	
90	Single Bottom Plate	57.0	LF	$1.00	$2.50	$57.00	$142.50	$200	
91	2x4 Exterior Wood Stud Wall @ 16" O.C. (9'-0" HT) (594SF)	446.6	LF	$1.00	$2.50	$446.62	$1,116.54	$1,563	
92	Double Top Plate	132.0	LF	$1.00	$2.50	$132.00	$330.00	$462	
93	Single Bottom Plate	66.0	LF	$1.00	$2.50	$66.00	$165.00	$231	
94	2X4 Wood Stud Wall @ 16" O.C. (9' HT) (504 SF)	378.9	LF	$1.00	$2.50	$378.95	$947.37	$1,326	
95	Double Top Plate	112.0	LF	$1.00	$2.50	$112.00	$280.00	$392	
96	Single Bottom Plate	56.0	LF	$1.00	$2.50	$56.00	$140.00	$196	
97	2x4 Wood Stud Wall @ 16" O.C. (12'-0" HT) (528 SF)	397.0	LF	$1.00	$2.50	$396.99	$992.48	$1,389	
98	Double Top Plate	88.0	LF	$1.00	$2.50	$88.00	$220.00	$308	
99	Single Bottom Plate	44.0	LF	$1.00	$2.50	$44.00	$110.00	$154	
100	2x10 Exterior Wood Stud Wall @ 16" O.C. (10'-0" HT) (180 SF)	135.3	LF	$1.50	$4.00	$203.01	$541.35	$744	
101	Double Top Plate	36.0	LF	$1.50	$4.00	$54.00	$144.00	$198	
102	Single Bottom Plate	18.0	LF	$1.50	$4.00	$27.00	$72.00	$99	
	Attic								
103	2x4 Gable Wall @ 16" O.C.(4' HT) (244 SF)	183.5	LF	$1.00	$2.50	$183.46	$458.65	$642	
104	Double Top Plate	122.0	LF	$1.00	$2.50	$122.00	$305.00	$427	
105	Single Bottom Plate	61.0	LF	$1.00	$2.50	$61.00	$152.50	$214	
	Shear Wall								
106	1 Type - SW Exterior 1/2"T CDX Plywood W/ 8D Nails @ 6" O.C. Edge @ 12" O.C Field & TOP PL A35 Clips @ 24" O.C. & Sill PL Conn 16D Nails @ 6" O.C	612.2	SF	$1.80	$3.50	$1,101.96	$2,142.70	$3,245	
107	1 Type - SW Interior 1/2"T CDX Plywood W/ 8D Nails @ 6" O.C. Edge @ 12" O.C Field & TOP PL A35 Clips @ 24" O.C. & Sill PL Conn 16D Nails @ 6" O.C	286.5	SF	$1.80	$3.50	$515.70	$1,002.75	$1,518	
108	2 Type - SW Exterior 1/2"T CDX Plywood W/ 8D Nails @ 4" O.C. Edge @ 12" O.C Field & TOP PL A35 Clips @ 16" O.C. & Sill PL Conn 16D Nails @ 4" O.C	146.9	SF	$1.80	$3.50	$264.42	$514.15	$779	
109	2 Type - SW Interior 1/2"T CDX Plywood W/ 8D Nails @ 4" O.C. Edge @ 12" O.C Field & TOP PL A35 Clips @ 16" O.C. & Sill PL Conn 16D Nails @ 4" O.C	153.9	SF	$1.80	$3.50	$277.02	$538.65	$816	
110	1 Type - SW Exterior 1/2" CDX Plywood W/8D Nails @ 6" O.C Edge @ 12" O.C Field & Frame Clip A35 @ 24 O.C & Slope Pl Conn. 16D Nails @ 6" O.C & Anchor Bolt 5/8"D x 12" Anchor Bolt @ 48" O.C	724.3	SF	$1.80	$3.50	$1,303.74	$2,535.05	$3,839	
111	2 Type - SW Interior 1/2" CDX Plywood W/8D Nails @ 4" O.C Edge @ 12" O.C Field & Frame Clip A35 @ 16" O.C & Slope Pl Conn. 16D Nails @ 4" O.C & Anchor Bolt 5/8"D x 12" Anchor Bolt @ 36" O.C	455.7	SF	$1.80	$3.50	$820.26	$1,594.95	$2,415	

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112	2 Type - SW Exterior 1/2" CDX Plywood W/8D Nails @ 4" O.C Edge @ 12" O.C Field & Frame Clip A35 @ 16" O.C & Slope Pl Conn. 16D Nails @ 4" O.C & Anchor Bolt 5/8"D x 12" Anchor Bolt @ 36" O.C	197.5	SF	$1.80	$3.50	$355.50	$691.25	$1,047	
113	3 Type - SW Interior 1/2" CDX Plywood W/8D Nails @ 3" O.C Edge @ 12" O.C Field & Frame Clip A35 @ 12" O.C & Slope Pl Conn. 16D Nails @ 3" O.C & Anchor Bolt 5/8"D x 12" Anchor Bolt @ 24" O.C	198.3	SF	$1.80	$3.50	$356.94	$694.05	$1,051	
114	3 Type - SW Exterior 1/2" CDX Plywood W/8D Nails @ 3" O.C Edge @ 12" O.C Field & Frame Clip A35 @ 12" O.C & Slope Pl Conn. 16D Nails @ 3" O.C & Anchor Bolt 5/8"D x 12" Anchor Bolt @ 24" O.C	202.7	SF	$1.80	$3.50	$364.86	$709.45	$1,074	
	Ceiling Joists								
115	2 x 6 DF#2 CLG JSTS @ 16" O.C. (933 SF)	701.5	LF	$2.00	$3.00	$1,403.01	$2,104.51	$3,508	
116	2 x 6 DF#2 CLG JSTS @ 16" O.C. (1008 SF)	757.9	LF	$2.00	$3.00	$1,515.79	$2,273.68	$3,789	
117	2 x 8 DF# CLG JSTS @ 16" O.C (443 SF)	333.1	LF	$2.00	$3.50	$666.17	$1,165.79	$1,832	
	Roof Joists								
118	2 x 8 DF #2 Collar-Tie Jsts @ 24" O.C. (359 SF)	179.5	LF	$3.00	$3.50	$538.50	$628.25	$1,167	
119	2 x 12 Deck JSTS @ 16" O.C. (221 SF)	166.2	LF	$3.00	$4.50	$498.50	$747.74	$1,246	
120	2 x 8 DF #2 Roof RafterJsts @ 24" O.C. (1534 SF)	767.0	LF	$3.00	$3.50	$2,301.00	$2,684.50	$4,986	
121	2 x 8 F#2 Rafter @ 24" O.C. (1986 SF)	993.0	LF	$3.00	$3.50	$2,979.00	$3,475.50	$6,455	
122	2 x 10 DF# 2 Collar-Tie Rafter JSTS @ 24" O.C (882 SF)	441.0	LF	$3.00	$4.00	$1,323.00	$1,764.00	$3,087	
123	2 x 10 DF# 2 HIP	14.0	LF	$3.00	$4.00	$42.00	$56.00	$98	
124	2 x 10 DF#2 Valley	11.0	LF	$3.00	$4.00	$33.00	$44.00	$77	
125	Calif Valley	87.0	LF	$3.00	$4.00	$261.00	$348.00	$609	
126	2 x 10 Ridge Board	9.0	LF	$3.00	$4.00	$27.00	$36.00	$63	
127	1 3/4" x 14"MLM Collector	56.0	LF	$3.00	$5.50	$168.00	$308.00	$476	
	Floor Joist								
128	11 7/8" TJI 210 Floor JSTS @ 16" O.C. (1134 SF)	852.6	LF	$4.00	$6.50	$3,410.53	$5,542.11	$8,953	
129	11 7/8" TJI 360 Floor JSTS @ 16" O.C. (1764 SF)	1326.3	LF	$4.00	$7.50	$5,305.26	$9,947.37	$15,253	
130	14" TJI 110 Floor JSTS @ 16" O.C. (1156 SF)	869.2	LF	$4.00	$8.00	$3,476.69	$6,953.38	$10,430	
131	14" TJI 210 Floor JSTS @ 16" O.C. (371 SF)	278.9	LF	$4.00	$8.50	$1,115.79	$2,371.05	$3,487	
132	11 7/8" TJI 110 FLR JSTS @ 16" O.C. (124 SF)	93.2	LF	$4.00	$6.00	$372.93	$559.40	$932	
	Sheathing								
133	1 1/8" T&G Plywood Sub Floor Sheathing	4549.0	SF	$1.50	$3.20	$6,823.50	$14,556.80	$21,380	
134	1/2" OSB Or 1/2" CDX Plywd.Roof Sheathing	3903.0	SF	$1.50	$3.00	$5,854.50	$11,709.00	$17,564	
135	1/2" CDX Plywood Wall Sheathing	10481.0	SF	$1.50	$2.80	$15,721.50	$29,346.80	$45,068	
	Wood Posts								
136	6 x 6 Post	1.0	EA	$90.00	$150.00	$90.00	$150.00	$240	
137	4 x4 Post	24.0	EA	$60.00	$100.00	$1,440.00	$2,400.00	$3,840	
138	4 x 6 Post	24.0	EA	$60.00	$110.00	$1,440.00	$2,640.00	$4,080	
139	4x4 Guard Post	9.0	EA	$40.00	$100.00	$360.00	$900.00	$1,260	
140	HDU2 / 4 x 6 Post	30.0	EA	$60.00	$110.00	$1,800.00	$3,300.00	$5,100	
141	HDU5 / 4 x 4 Post	17.0	EA	$60.00	$100.00	$1,020.00	$1,700.00	$2,720	
142	HDU8 / 4 x 8 Post	3.0	EA	$70.00	$120.00	$210.00	$360.00	$570	
143	HDU2 @ 4 x 4 Post To Post Below	3.0	EA	$60.00	$100.00	$180.00	$300.00	$480	
144	5 1/4" x Parallam Post	1.0	EA	$70.00	$150.00	$70.00	$150.00	$220	
145	4 x 6 Post	1.0	EA	$60.00	$110.00	$60.00	$110.00	$170	
146	4 x 4 DF#1 Post In Wall	1.0	EA	$60.00	$100.00	$60.00	$100.00	$160	
147	Full- HT.4 x 8 Post W/ Holdown @ Found	1.0	EA	$70.00	$120.00	$70.00	$120.00	$190	
148	Full HT . 5 1/4" x 7 Parallam Post	1.0	EA	$90.00	$170.00	$90.00	$170.00	$260	
	Wood Beam								
149	6 x 12 DF #1 Flush Beam	20.0	LF	$5.00	$16.00	$100.00	$320.00	$420	
150	6 x 10 DF #1 Flush Beam	14.0	LF	$5.00	$14.00	$70.00	$196.00	$266	
151	7 x 14" PLM Flush Beam	75.0	LF	$6.00	$19.00	$450.00	$1,425.00	$1,875	
152	5 1/4" x 14" PLM Flush Beam	49.0	LF	$6.00	$17.00	$294.00	$833.00	$1,127	
153	8 x 8 DF#1 Raised Header	17.0	LF	$6.00	$20.00	$102.00	$340.00	$442	
154	3 1/2" x 14" Parallam Flush Beam	211.0	LF	$5.00	$15.00	$1,055.00	$3,165.00	$4,220	

Estimate

Project : Single-Family Residence with ADU (client details removed) **Dated : 03/11/2023**

Location : Menlo Park, California

Item #	Description	Quantity	Unit	Unit Cost Labor	Unit Cost Material	Total Cost Labor	Total Cost Material	Total Cost (Labor+ Material)	Trade Cost
155	DBL 11 7/8" Beam	18.0	LF	$5.00	$8.00	$90.00	$144.00	$234	
156	DBL 11 7/8" TJI 360 JSTS.	22.0	LF	$5.00	$8.00	$110.00	$176.00	$286	
157	1 3/4" x 14" MLM Collector	53.0	LF	$5.00	$7.00	$265.00	$371.00	$636	
158	3 1/2" x 14" PLM @ Wall	8.0	LF	$5.00	$15.00	$40.00	$120.00	$160	
159	3 1/2" x 14" PLM Collector	40.0	LF	$5.00	$15.00	$200.00	$600.00	$800	
160	2-2x10 DF #2 JSTS	21.0	LF	$5.00	$8.00	$105.00	$168.00	$273	
161	2-2x6	26.0	LF	$4.00	$6.00	$104.00	$156.00	$260	
162	3 1/2' x 11 7/8" Parallam Flush Girder Type	121.0	LF	$5.00	$13.00	$605.00	$1,573.00	$2,178	
163	3 1/2" x 11 7/8" PLM Ridge Beam	38.0	LF	$5.00	$13.00	$190.00	$494.00	$684	
164	1 3/4" x 14" MLM W/ Plywood	62.0	LF	$5.00	$7.00	$310.00	$434.00	$744	
165	3 1/2" x 14" Parallam Ceiling Beam	22.0	LF	$5.00	$15.00	$110.00	$330.00	$440	
166	3 1/2" x 9 1/2" PLM Beam	15.0	LF	$5.00	$11.00	$75.00	$165.00	$240	
167	4 x 8 Rafter W/ Plywood	20.0	LF	$5.00	$10.00	$100.00	$200.00	$300	
168	5 1/4" x 9 1/4" PLM Rafter BM	17.0	LF	$5.00	$13.00	$85.00	$221.00	$306	
169	2 x 12 Ridge Beam	30.0	LF	$3.00	$6.00	$90.00	$180.00	$270	
170	4 x 10 Rafter BM W/ Plywood.E.N.	18.0	LF	$5.00	$12.00	$90.00	$216.00	$306	
171	3 1/2" x 14" PLM.BM.Flush Bot.	11.0	LF	$5.00	$15.00	$55.00	$165.00	$220	
172	3 1/2" x 11 7/8" PLM Flush Bot	12.0	LF	$5.00	$13.00	$60.00	$156.00	$216	
173	2 x 10 Ridge BM	44.0	LF	$3.00	$4.00	$132.00	$176.00	$308	
174	2-2 x 10	81.0	LF	$5.00	$8.00	$405.00	$648.00	$1,053	
175	4 x 10 Rafter BM. W/ Plywood E.N.	18.0	LF	$5.00	$12.00	$90.00	$216.00	$306	
	Wood Headers								
176	5 1/4" x 11 7/8" PLM Cont.Header	38.0	LF	$5.00	$15.00	$190.00	$570.00	$760	
177	5 1/4" x 9 1/2" PLM Header	7.0	LF	$5.00	$13.00	$35.00	$91.00	$126	
178	Header	79.0	LF	$5.00	$8.00	$395.00	$632.00	$1,027	
	Stairs								
	Stair 1								
179	11" Thread @ 7" Riser @ (3'-8"W) (22 EA)	138.0	SF	$2.50	$3.50	$345.00	$483.00	$828	
180	Stringer	25.0	LF	$5.00	$10.00	$125.00	$250.00	$375	
181	Railing	33.0	LF	$5.00	$12.00	$165.00	$396.00	$561	
	Stair 2								
182	11" Thread @ 7" Riser (4'-6"W) (1 EA)	7.0	SF	$2.50	$3.50	$17.50	$24.50	$42	
	Subtotal (Wood & Plastics)								**$249,143**
	Division 07 — Thermal And Moisture Protection								
	Insulations								
183	2x4 Wall R-15 Bat Min Insulation	6515.0	SF	$0.80	$1.30	$5,212.00	$8,469.50	$13,682	
184	(2x6 & 2x8) Wall R-26 Bat Min Insulation	3966.0	SF	$0.80	$1.70	$3,172.80	$6,742.20	$9,915	
185	R-19 Batt Floor Insulation	4549.0	SF	$0.80	$1.50	$3,639.20	$6,823.50	$10,463	
186	R-30 Batt Ceiling Insulation	2384.0	SF	$1.00	$2.00	$2,384.00	$4,768.00	$7,152	
	Roofing								
187	Standing Steam Metal Roof	3906.0	SF	$3.00	$5.50	$11,718.00	$21,483.00	$33,201	
188	Roof Cricket	25.0	SF	$2.50	$5.00	$62.50	$125.00	$188	
189	Eave	561.0	SF	$2.50	$3.50	$1,402.50	$1,963.50	$3,366	
190	3" Rake	18.0	LF	$3.00	$5.00	$54.00	$90.00	$144	
191	Hatching Indicates Location Of Future PV System	473.0	SF	$3.00	$5.50	$1,419.00	$2,601.50	$4,021	
192	Gutter	280.0	LF	$5.00	$13.00	$1,400.00	$3,640.00	$5,040	
193	Downspot	280.0	LF	$5.00	$13.00	$1,400.00	$3,640.00	$5,040	
	Subtotal(Thermal And Moisture Protection)								**$92,210**
	Division 08 — Doors And Windows								
	Window								

Estimate

Project : Single-Family Residence with ADU (client details removed) **Dated : 03/11/2023**

Location : Menlo Park, California

Item #	Description	Quantity	Unit	Unit Cost Labor	Unit Cost Material	Total Cost Labor	Total Cost Material	Total Cost (Labor+ Material)	Trade Cost
194	6'-0"W x 4'-6"H CSMT Egress Window	3.0	EA	$320.00	$980.00	$960.00	$2,940.00	$3,900	
195	2'-0"W x 3'-0"H - Tempered Glass CSMT Window	8.0	EA	$250.00	$450.00	$2,000.00	$3,600.00	$5,600	
196	6'-0"W x 4'-0"H CSMT Window	2.0	EA	$320.00	$930.00	$640.00	$1,860.00	$2,500	
197	2'-0"W x 2'-0"H Fixed Window	3.0	EA	$250.00	$400.00	$750.00	$1,200.00	$1,950	
198	4'-0"W x 8'-0"H Fixed Window	3.0	EA	$350.00	$1,250.00	$1,050.00	$3,750.00	$4,800	
199	4'-0"W x 9'-6"H - Tempered Glass Fixed Window	2.0	EA	$350.00	$1,400.00	$700.00	$2,800.00	$3,500	
200	6'-0"W x 5'-0"H CSMT Egress Window	3.0	EA	$350.00	$1,050.00	$1,050.00	$3,150.00	$4,200	
201	2'-0"W x 2'-6"H - Tempered Glass CSMT Window	2.0	EA	$250.00	$425.00	$500.00	$850.00	$1,350	
202	3'-0"W x 2'-6"H CSMT Window	2.0	EA	$250.00	$500.00	$500.00	$1,000.00	$1,500	
203	3'-0"W x 2'-0"H Fixed Window	1.0	EA	$250.00	$450.00	$250.00	$450.00	$700	
204	4'-0"W x 3'-0"H - Tempered Glass Fixed Window	1.0	EA	$250.00	$600.00	$250.00	$600.00	$850	
205	3'-0"W x 8'-0" - Tempered Glass Fixed Window	2.0	EA	$350.00	$1,050.00	$700.00	$2,100.00	$2,800	
206	3'-0"W x 5'-0"H Fixed Window	2.0	EA	$250.00	$700.00	$500.00	$1,400.00	$1,900	
	Doors								
207	2'-8"W x 8'-0"H Single Door	7.0	EA	$350.00	$1,100.00	$2,450.00	$7,700.00	$10,150	
208	2'-6"W x 8'-0"H Single Door	7.0	EA	$350.00	$1,050.00	$2,450.00	$7,350.00	$9,800	
209	1'-6"W x 8'-0"H Single Door	2.0	EA	$280.00	$900.00	$560.00	$1,800.00	$2,360	
210	3'-0"W x 8'-0"H Single Door	1.0	EA	$350.00	$1,200.00	$350.00	$1,200.00	$1,550	
211	4'-0"W x 8'-0"H Single Door	1.0	EA	$400.00	$1,450.00	$400.00	$1,450.00	$1,850	
212	2'-8"W x 6'-10"H Single Door	1.0	EA	$280.00	$1,100.00	$280.00	$1,100.00	$1,380	
213	5'-0"W x 8'-0"H Double Door	3.0	EA	$450.00	$1,650.00	$1,350.00	$4,950.00	$6,300	
214	2'-0"W x 8'-0"H Single Door	2.0	EA	$320.00	$1,000.00	$640.00	$2,000.00	$2,640	
215	5'-0"W x 8'-0"H 4 Panel Folding Door Door	1.0	EA	$450.00	$1,650.00	$450.00	$1,650.00	$2,100	
216	2'-8"W x 8'-0"H Single Door	10.0	EA	$350.00	$1,100.00	$3,500.00	$11,000.00	$14,500	
217	2'-6"W x 8'-0"H Single Door	13.0	EA	$350.00	$1,050.00	$4,550.00	$13,650.00	$18,200	
218	1'-6"W x 8'-0"H Single Door	2.0	EA	$320.00	$900.00	$640.00	$1,800.00	$2,440	
219	3'-0"W x 8'-0"H Single Door	2.0	EA	$350.00	$1,200.00	$700.00	$2,400.00	$3,100	
220	4'-0"W x 8'-0"H Single Door	1.0	EA	$400.00	$1,450.00	$400.00	$1,450.00	$1,850	
221	2'-8"W x 6'-10"H Single Door	1.0	EA	$280.00	$1,100.00	$280.00	$1,100.00	$1,380	
222	5'-0"W x 8'-0"H Double Door	3.0	EA	$450.00	$1,650.00	$1,350.00	$4,950.00	$6,300	
223	5'-0"W x 8'-0"H Double Sliding Door	4.0	EA	$450.00	$1,650.00	$1,800.00	$6,600.00	$8,400	
224	2'-0"W x 8'-0"H Single Door	2.0	EA	$350.00	$1,000.00	$700.00	$2,000.00	$2,700	
225	5'-0"W x 8'-0"H 4 Panel Folding Door Door	1.0	EA	$450.00	$1,650.00	$450.00	$1,650.00	$2,100	
226	16'-0"W x 8'-0"H - Garge Door	1.0	EA	$650.00	$3,670.00	$650.00	$3,670.00	$4,320	
	Door Hardware								
227	Door Hardwares	64.0	Ea	$50.00	$200.00	$3,200.00	$12,800.00	$16,000	
	Skylight								
228	3'-0"W x 3'-0"L Skylight	4.0	EA	$250.00	$500.00	$1,000.00	$2,000.00	$3,000	
229	2'-0"W x 4'-0"L Skylight	1.0	EA	$250.00	$500.00	$250.00	$500.00	$750	
	Subtotal(Doors And Windows)								**$158,720**
	Division 09 — Finishes								
	Wall Finish								
230	5/8" Type 'X' Gypsum Wall Board	15556.0	SF	$1.00	$1.85	$15,556.00	$28,778.60	$44,335	
231	Bath Backsplash	17.0	LF	$5.00	$15.00	$85.00	$255.00	$340	
232	Laundry Backsplash	6.0	LF	$5.00	$15.00	$30.00	$90.00	$120	
233	ADU Backsplash	7.0	LF	$5.00	$15.00	$35.00	$105.00	$140	
234	Wet Bar Backsplash	5.0	LF	$5.00	$15.00	$25.00	$75.00	$100	
235	Kitchen Backsplash	51.0	SF	$5.00	$15.00	$255.00	$765.00	$1,020	
236	Shower Wall Tile	320.0	SF	$5.00	$15.00	$1,600.00	$4,800.00	$6,400	
	Flooring								
237	Hardwood Floor	3629.0	SF	$2.50	$4.50	$9,072.50	$16,330.50	$25,403	
238	Shower Tile Floor	58.0	SF	$5.00	$15.00	$290.00	$870.00	$1,160	

Estimate

Project : Single-Family Residence with ADU (client details removed) **Dated : 03/11/2023**

Location : Menlo Park, California

Item #	Description	Quantity	Unit	Unit Cost Labor	Unit Cost Material	Total Cost Labor	Total Cost Material	Total Cost (Labor+ Material)	Trade Cost
239	Tile Floor	331.0	SF	$5.00	$15.00	$1,655.00	$4,965.00	$6,620	
240	Polished Concrete Floor	403.0	SF	$1.20	$1.80	$483.60	$725.40	$1,209	
241	Patio Floor	232.0	SF	$2.50	$4.50	$580.00	$1,044.00	$1,624	
242	Covered Porch Floor	507.0	SF	$2.50	$4.50	$1,267.50	$2,281.50	$3,549	
243	Porch Floor	215.0	SF	$2.50	$4.50	$537.50	$967.50	$1,505	
244	Balcony Floor	230.0	SF	$2.50	$4.50	$575.00	$1,035.00	$1,610	
	Base								
245	Wood Base	850.0	LF	$3.00	$5.00	$2,550.00	$4,250.00	$6,800	
246	Tile Base	148.0	LF	$3.50	$8.00	$518.00	$1,184.00	$1,702	
	Ceiling								
247	Gypsum Board Ceiling	4444.0	SF	$1.00	$1.65	$4,444.00	$7,332.60	$11,777	
	Paint								
248	Wall Paint	15556.0	SF	$0.80	$1.40	$12,444.80	$21,778.40	$34,223	
249	Ceiling Paint	4444.0	SF	$0.80	$1.40	$3,555.20	$6,221.60	$9,777	
250	Door Paint	64.0	EA	$70.00	$90.00	$4,480.00	$5,760.00	$10,240	
	Exterior Work								
251	5/8" Artisan Cement Fiber Horizontal Sidding By Hardie Over #15 Grade D Building Paper Painted No Corner Boards	325.0	SF	$2.50	$4.50	$812.50	$1,462.50	$2,275	
252	Hardie Panel Vertical Siding By Hardie Over #15 Grade D Building Paper Painted	926.0	SF	$2.50	$4.50	$2,315.00	$4,167.00	$6,482	
253	Stone Veneer By Eldorado Or Approved EQ.	275.0	SF	$3.00	$6.50	$825.00	$1,787.50	$2,613	
254	3-Coat Smooth Stucco Over 2 Layers Of Grade D Building Paper Painted	1972.0	SF	$2.00	$3.50	$3,944.00	$6,902.00	$10,846	
255	Gable End Vent	88.0	SF	$2.50	$4.50	$220.00	$396.00	$616	
256	Window Trim	342.0	LF	$2.50	$4.00	$855.00	$1,368.00	$2,223	
257	Fascia	577.0	LF	$3.00	$5.00	$1,731.00	$2,885.00	$4,616	
258	Window Sill	111.0	LF	$3.00	$5.00	$333.00	$555.00	$888	
	Subtotal(Finishes)								**$200,212**
	Division 10 — Specialties								
	Glass								
259	Shower Glass Partition	10.0	SF	$28.00	$65.00	$280.00	$650.00	$930	
	Accosseries								
260	Mirror	7.0	EA	$100.00	$300.00	$700.00	$2,100.00	$2,800	
261	Soap Dispenser:	3.0	EA	$40.00	$90.00	$120.00	$270.00	$390	
262	Tissue Holder	6.0	EA	$40.00	$80.00	$240.00	$480.00	$720	
263	Grab Bar	12.0	EA	$40.00	$90.00	$480.00	$1,080.00	$1,560	
264	Hook At 42" A.F.F.	6.0	EA	$30.00	$40.00	$100.00	$240.00	$340	
265	Faucet	15.0	EA	$70.00	$150.00	$100.00	$2,250.00	$2,350	
	Other								
266	5' TV	1.0	EA	$120.00	$650.00	$100.00	$650.00	$750	
267	Rail (3'-8"H)	49.0	LF	$5.00	$8.00	$100.00	$392.00	$492	
268	Double Sided Fireplace	1.0	EA	$450.00	$1,350.00	$100.00	$1,350.00	$1,450	
269	Fireplace	1.0	EA	$350.00	$1,050.00	$100.00	$1,050.00	$1,150	
270	Flue From Family Room Fireplace	1.0	EA	$350.00	$1,050.00	$100.00	$1,050.00	$1,150	
271	18"x24" Crawl Space Access For Main Residence & ADU	2.0	EA	$200.00	$400.00	$100.00	$800.00	$900	
	Subtotal(Specialties)								**$14,982**
	Division 11 — Equipment								
	Equipment								
272	Micro	2.0	EA	$250.00	$750.00	$500.00	$1,500.00	$2,000	

Estimate

Project : Single-Family Residence with ADU (client details removed) **Dated : 03/11/2023**

Location : Menlo Park, California

Item #	Description	Quantity	Unit	Unit Cost Labor	Unit Cost Material	Total Cost Labor	Total Cost Material	Total Cost (Labor+ Material)	Trade Cost
273	Oven	1.0	EA	$250.00	$650.00	$250.00	$650.00	$900	
274	48" Refrigerator	1.0	EA	$450.00	$1,550.00	$450.00	$1,550.00	$2,000	
275	Dishwasher	1.0	EA	$300.00	$850.00	$100.00	$850.00	$950	
276	Cooking Range W/Hood	2.0	EA	$450.00	$1,240.00	$100.00	$2,480.00	$2,580	
277	Washer/Dryer	1.0	EA	$350.00	$1,050.00	$350.00	$1,050.00	$1,400	
278	Refrigerator	1.0	EA	$300.00	$1,200.00	$300.00	$1,200.00	$1,500	
279	Washing Machine	1.0	EA	$300.00	$750.00	$300.00	$750.00	$1,050	
280	Dryer	1.0	EA	$250.00	$650.00	$250.00	$650.00	$900	
	Subtotal(Equipment)								**$13,280**
	Division 12 — Furnishings								
	Milwork & Cabinets								
281	Closet Millwork	31.0	LF	$18.00	$35.00	$558.00	$1,085.00	$1,643	
282	Pantry Millwork	10.0	LF	$55.00	$240.00	$550.00	$2,400.00	$2,950	
283	Coats Millwork	13.0	LF	$15.00	$28.00	$195.00	$364.00	$559	
284	Walk In Closet Millwork	29.0	LF	$18.00	$35.00	$522.00	$1,015.00	$1,537	
285	Laundry Upper Cabinet	3.0	LF	$45.00	$189.00	$135.00	$567.00	$702	
286	Laundry Lower Cabinet	4.0	LF	$45.00	$189.00	$180.00	$756.00	$936	
287	ADU Upper Cabinet	9.0	LF	$45.00	$189.00	$405.00	$1,701.00	$2,106	
288	ADU Lower Cabinet	9.0	LF	$45.00	$189.00	$405.00	$1,701.00	$2,106	
289	Books Shelves (1'-0"W)	21.0	LF	$18.00	$35.00	$378.00	$735.00	$1,113	
290	Kitchen Upper Cabinet	32.0	LF	$45.00	$189.00	$1,440.00	$6,048.00	$7,488	
291	Kitchen Lower Cabinet	32.0	LF	$45.00	$189.00	$1,440.00	$6,048.00	$7,488	
292	Kitchen Full Height Cabinet	6.0	LF	$45.00	$189.00	$270.00	$1,134.00	$1,404	
293	Wet Bar Lower Cabinet	5.0	LF	$45.00	$189.00	$225.00	$945.00	$1,170	
	Counter Top								
294	Kitchen Island	36.0	SF	$30.00	$110.00	$1,080.00	$3,960.00	$5,040	
295	Kitchen Countertop	61.0	SF	$25.00	$65.00	$1,525.00	$3,965.00	$5,490	
296	Bath Countertop	43.0	SF	$25.00	$65.00	$1,075.00	$2,795.00	$3,870	
297	Laundry Countertop	16.0	SF	$25.00	$65.00	$400.00	$1,040.00	$1,440	
298	ADU Countertop	17.0	SF	$25.00	$65.00	$425.00	$1,105.00	$1,530	
299	Wine Countertop	50.0	SF	$25.00	$65.00	$1,250.00	$3,250.00	$4,500	
300	Wet Bar Countertop	7.0	SF	$25.00	$65.00	$175.00	$455.00	$630	
	Subtotal(Furnishings)								**$53,702**
	Division 22 — Plumbing								
	Fixture								
301	Water Closet	6.0	EA	$250.00	$850.00	$1,500.00	$5,100.00	$6,600	
302	Lavatory	7.0	EA	$250.00	$825.00	$1,750.00	$5,775.00	$7,525	
303	Shower	3.0	EA	$220.00	$750.00	$660.00	$2,250.00	$2,910	
304	Bath Tub	3.0	EA	$350.00	$1,300.00	$1,050.00	$3,900.00	$4,950	
305	Kitchen Sink	1.0	EA	$250.00	$650.00	$250.00	$650.00	$900	
306	ADU Sink	1.0	EA	$250.00	$650.00	$250.00	$650.00	$900	
307	Wet Bar Sink	1.0	EA	$250.00	$650.00	$250.00	$650.00	$900	
308	Laundry Sink	1.0	EA	$250.00	$650.00	$250.00	$650.00	$900	
	Pipe								
309	2" Gas Pipe	3.0	LF	$6.00	$20.00	$18.00	$60.00	$78	
310	1-1/4" Gas Pipe	7.0	LF	$6.00	$17.00	$42.00	$119.00	$161	
311	3/4" Gas Pipe	25.0	LF	$6.00	$12.00	$150.00	$300.00	$450	
	Fitting								
312	90 Degree Elbow	1.0	EA	$15.00	$20.00	$15.00	$20.00	$35	
313	Tee	2.0	EA	$15.00	$20.00	$30.00	$40.00	$70	

Estimate

Project : Single-Family Residence with ADU (client details removed) **Dated : 03/11/2023**

Location : Menlo Park, California

Item #	Description	Quantity	Unit	Unit Cost Labor	Unit Cost Material	Total Cost Labor	Total Cost Material	Total Cost (Labor+ Material)	Trade Cost
	Water Heater								
314	80 Gal HPWH W/First Hour Rating Of 75 Gallons	1.0	EA	$550.00	$2,830.00	$550.00	$2,830.00	$3,380	
	Plumbing Equipment								
315	Hosebibb	1.0	EA	$70.00	$150.00	$70.00	$150.00	$220	
316	Gas Meter	1.0	EA	$200.00	$550.00	$200.00	$550.00	$750	
	Subtotal(Plumbing)								$30,729
	Division 23 — HVAC								
	Register								
317	Ceiling Register	8.0	EA	$120.00	$450.00	$960.00	$3,600.00	$4,560	
	Heat Pump								
318	Dual-Zone Heatpump W/Seperate Thermostat For ADU	1.0	EA	$90.00	$150.00	$90.00	$150.00	$240	
319	Heat Pump	3.0	EA	$250.00	$1,250.00	$750.00	$3,750.00	$4,500	
	HVAC								
320	Strip Vent	21.0	LF	$10.00	$35.00	$210.00	$735.00	$945	
321	Natural Gas	3.0	EA	$250.00	$650.00	$750.00	$1,950.00	$2,700	
	Subtotal(Hvac)								$12,945
	Division 26 — Electrical								
	Lighting								
322	Recessed Led Fixture - By Halo Or Approved EQ.SSlope Adapted As Req'd	95.0	EA	$50.00	$240.00	$4,750.00	$22,800.00	$27,550	
323	Recessed Fixture - Rated For Damp Location	9.0	EA	$50.00	$240.00	$450.00	$2,160.00	$2,610	
324	Surface-Mount Fixture (Wall) - Waterproof @ Exterior	15.0	EA	$50.00	$240.00	$750.00	$3,600.00	$4,350	
325	Pendant Fixture	6.0	EA	$50.00	$220.00	$300.00	$1,320.00	$1,620	
326	Exhaust Fan To Be Switched Seperately From Lighting System W/Exception Of Fan/Light Combo Unit) CEC 150(K) 7(B) - Panasonic 'Whisper Ceiling' Or Approved EQ.	7.0	EA	$70.00	$280.00	$490.00	$1,960.00	$2,450	
327	Wall Sconce - "Halo" H2572P Quarter Sphere W/13W Lamp	7.0	EA	$50.00	$260.00	$350.00	$1,820.00	$2,170	
328	4' LED Fixture	4.0	EA	$90.00	$350.00	$360.00	$1,400.00	$1,760	
329	Led Strip Light	52.0	LF	$15.00	$35.00	$780.00	$1,820.00	$2,600	
	Power								
330	Duplex Outlet	59.0	EA	$45.00	$90.00	$2,655.00	$5,310.00	$7,965	
331	Duplex Outlet-GFI Protected	35.0	EA	$45.00	$100.00	$1,575.00	$3,500.00	$5,075	
332	Duplex Outlet-GFI Protected Weatherproof	9.0	EA	$50.00	$110.00	$450.00	$990.00	$1,440	
333	Outlet-220 Volt Circuit	8.0	EA	$45.00	$110.00	$360.00	$880.00	$1,240	
334	Outlet-220 Volt Circuit Weatherproof	2.0	EA	$45.00	$120.00	$90.00	$240.00	$330	
335	Provide Category 5 Telecommunications Wiring & RG6 Quad Shield Coaxial Cables	2.0	EA	$45.00	$150.00	$90.00	$300.00	$390	
336	Doorbell Button Or Controls When Installed	1.0	EA	$45.00	$150.00	$45.00	$150.00	$195	
	Switch & Sensor								
337	Wall Switch	29.0	EA	$45.00	$80.00	$1,305.00	$2,320.00	$3,625	
338	Wall Switch 3 Way	2.0	EA	$45.00	$90.00	$90.00	$180.00	$270	
339	Dimmer	15.0	EA	$45.00	$90.00	$675.00	$1,350.00	$2,025	
340	Dimmer 3 Way	6.0	EA	$50.00	$110.00	$300.00	$660.00	$960	
341	Photo/Motion Sensor	5.0	EA	$59.00	$150.00	$295.00	$750.00	$1,045	
342	Smoke Detector-Photoelectric Or Ionization Per CRC R314 120V Permanently Wired With Battery Back-Up	10.0	EA	$50.00	$180.00	$500.00	$1,800.00	$2,300	
	Panel								
343	200 AMP Electric Service	1.0	EA	$550.00	$5,500.00	$550.00	$5,500.00	$6,050	
	Wire								
344	Wire	939.0	LF	$4.00	$12.00	$3,756.00	$11,268.00	$15,024	

Estimate

Project : **Single-Family Residence with ADU (client details removed)** **Dated : 03/11/2023**

Location : **Menlo Park, California**

Item #	Description	Quantity	Unit	Unit Cost Labor	Unit Cost Material	Total Cost Labor	Total Cost Material	Total Cost (Labor+ Material)	Trade Cost
345	Conduit	6.0	LF	$4.00	$12.00	$24.00	$72.00	$96	
	Subtotal(Electrical)								$93,140
	Division 32 — Exterior Improvements								
	Site Plan								
346	Sidewalk	1118.0	SF	$3.00	$6.50	$3,354.00	$7,267.00	$10,621	
347	Driveway	176.0	SF	$2.80	$6.00	$492.80	$1,056.00	$1,549	
348	Stone Driveway	311.0	SF	$3.00	$6.50	$933.00	$2,021.50	$2,955	
349	Tree Protection Fencing	57.0	LF	$5.00	$8.50	$285.00	$484.50	$770	
	Utility								
350	4" Sanitary Sewer Pipe	142.0	LF	$8.00	$28.00	$1,136.00	$3,976.00	$5,112	
351	6" Storm Drain Pipe	220.0	LF	$10.00	$36.00	$2,200.00	$7,920.00	$10,120	
352	2.5'x4.5'x2' Shallow Gravel Basin	1.0	EA	$150.00	$250.00	$150.00	$250.00	$400	
353	Area Drain	8.0	EA	$90.00	$220.00	$720.00	$1,760.00	$2,480	
354	Cleanout	5.0	EA	$90.00	$200.00	$450.00	$1,000.00	$1,450	
355	Tee	1.0	EA	$30.00	$70.00	$30.00	$70.00	$100	
	Landscape								
356	5" Tree	1.0	EA	$80.00	$170.00	$80.00	$170.00	$250	
357	5.5" Tree	1.0	EA	$80.00	$180.00	$80.00	$180.00	$260	
358	6" Tree	3.0	EA	$80.00	$190.00	$240.00	$570.00	$810	
359	7" Tree	2.0	EA	$80.00	$200.00	$160.00	$400.00	$560	
360	9" Tree	1.0	EA	$80.00	$210.00	$80.00	$210.00	$290	
361	10" Tree	10.0	EA	$120.00	$220.00	$1,200.00	$2,200.00	$3,400	
362	11" Tree	1.0	EA	$120.00	$230.00	$120.00	$230.00	$350	
363	12" Tree	3.0	EA	$120.00	$240.00	$360.00	$720.00	$1,080	
364	13" Tree	1.0	EA	$120.00	$250.00	$120.00	$250.00	$370	
365	18" Tree	2.0	EA	$120.00	$260.00	$240.00	$520.00	$760	
	Subtotal (Exterior Improvements)								$43,686
366		**Subtotal**							**$1,192,364.29**
367		**Overhead & Profit**						**15%**	**$178,854.64**
368		**Insurance**						**5%**	**$59,618.21**
369		**Contingency**						**5%**	**$59,618.21**
							Total Suggested Bid		**$1,490,455.36**